

## Major Public Comments and Related Edits

East Franklinton District / First Draft

Sources	Date	Comment	Response
Building and Zoning Services	5/9	Add “by court order” to Demolition Permits section under Certificate of Approval – Required because it is one of two situations when a demolition permit is triggered.	Edit made to 33xx.06.H.
Frank Petruziello	4/25	Make sure the boundary lines between the sub-districts are alleys and not streets. This ensures that like development faces each other on both sides of a given street.	Unfortunately the sub-district boundaries were established in the planning process. Description uses centerlines for clarity.
Helen Beakes, 294-3850	4/12	Call interested in what the zoning proposal is about.	She was provided a general overview of the district.
Judy Box	3/21	Increase from three to four the minimum number of Review Board members who reside or own a business in Franklinton	Edit made to 33xx.05.A.4
Lance Robbins	4/5	Should parking garages be allowed in Dodge Park sub-district?	Edit made, as an accessory use, to Table 1 Land Use
Lance Robbins	4/5	Should artist manufacturing be allowed in Dodge Park?	Edit made, as an accessory use, to Table 1 Land use
Lance Robbins	4/5	Should “off premises” graphics be allowed?	Not at this time
Lance Robbins	4/5	Should hotels be allowed in the Arts and Innovation sub-district?	Edit made to Table 1 Land Use
Lance Robbins	4/5	We should add “extended stay hotels” to the use table?	Not at this time
Lucille Raver	5/14	Indicated concern regarding the draft’s requirement that single and two family units would be required to obtain a Certificate of Approval for exterior improvements that currently only require a building permit.	Edit made to 33XX.06, E, consistent with comment, although edit notes that an expansion or addition that extends the front elevation requires a COA from the Review Board. New single- or two-family buildings require a COA from the Review Board. Construction of a new accessory building requires a COA from the city staff. Likewise, edit made to

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			33xx.07.B, removing the above items from Staff Reviews.
Planning	5/9	Add language under 33xx.06.G, that clarifies the fact that changes in exterior color to buildings and structures does not require a COA (comment: a change in exterior materials does require a COA)	Edit made
Planning	5/21	Added language under 33XX.05 East Franklinton Review Board, A.10. to require that the board establish bylaws	Edit made
Planning	5/21	Definition of “routine maintenance” under 33xx.06.F, expanded to note that replacement of roofs, siding and HVAC units are included under routine maintenance provided setbacks are met.	Edit made
Planning	5/21	Clarification needed regarding the replacement of exterior elements on non-residential structures.	Edit made to 33xx.07,B.2
Planning	5/22	Need to add language to 33xx.06 (A) noting that any activity requiring a Special Permit will also require a COA	Edit made
Planning	5/22	Minor editorial change made to first sentence of 33xx.06 (A)	Edit made
Planning	5/22	Language added to note that nonconforming graphics are addressed in CC 3381.08	Edit made
Property owner	4/12	Call interested in knowing more background.	Was told a general overview.
Virginia Pence, 36 N. Gift Street	4/10	Call in response to mailing to property owners. She wanted to be sure she would not be impacted.	Was told that proposed zoning would only apply in cases of redevelopment and exterior changes, etc.